

**PB# 87-5**

**Pleasant Acres Nursery**

**9-1-25.222**



## General Receipt

8560

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Jan. 31 1987

Received of

Pleasant Acres Nursery \$25.00

Twenty Five and 00/100

DOLLARS

For

Application Fee 87-5

## DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
# 17346		

By

Pauline J. Townsend  
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

## General Receipt

8873

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

April 27 1987

Received of

Pleasant Acres Nursery Inc. \$140.00

One Hundred Forty and 00/100

DOLLARS

For

Site Plan Application #87-5

## DISTRIBUTION

FUND	CODE	AMOUNT
CP # 17568		140.00

By

Pauline J. Townsend  
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 25.00		
# 17346		

Williamson Law Book Co., Rochester, N. Y. 14609

By

*Pauline H. Townsend*  
*Town Clerk*  
 Title

General Receipt		8873												
<b>TOWN OF NEW WINDSOR</b> 555 Union Avenue New Windsor, N. Y. 12550														
Received of <i>Pleasant Acres Nursery Inc.</i>		<i>(April 27)</i> 19 <i>57</i>												
<i>One Hundred Forty and 00/100</i>		<i>140.00</i> DOLLARS												
For <i>Site Plan Application #87-5</i>														
DISTRIBUTION <table border="1"> <thead> <tr> <th>FUND</th> <th>CODE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td><i>CP # 17568</i></td> <td></td> <td><i>140.00</i></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			FUND	CODE	AMOUNT	<i>CP # 17568</i>		<i>140.00</i>						
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By <i>Pauline H. Townsend</i>		<i>TS</i>												
<i>Town Clerk</i>		Title												

Williamson Law Book Co., Rochester, N. Y. 14609

*Letter to  
 Susan L  
 Hargreaves  
 12/12/57  
 new map  
 12/12/57*

Date 15 April, 1987

# TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550**

TO McGOEY and HAUSER Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

ATE

**CLAIMED**

**ALLOWED**

[illegible]

TOWN OF NEW WINDSOR  
PLANNING BOARD FEES  
JANUARY 1, 1987

Checks payable to:  
TOWN OF NEW WINDSOR

Date to:  
TOWN CLERK

\$ 25.00 APPLICATION FEE

25.00

1-21-87

SITE PLAN

\$100.00 (\*) SITE PLAN FEE  
OR AMENDED SITE PLAN

100.00

4-27-87

Varies ENGINEERING FEE

\$ 40.00

4-27-87

\* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

\_\_\_\_\_

\_\_\_\_\_

\$100.00 PRELIMINARY

\_\_\_\_\_

\_\_\_\_\_

\$100.00 FINAL PLAT (MINOR SUB.)

\_\_\_\_\_

\_\_\_\_\_

\$100.00 + \$5.00 per unit (FINAL  
PLAT MAJOR SUBDIVISION).

\_\_\_\_\_

\_\_\_\_\_

\$150.00 FINAL PLAT SEC. FEE

\_\_\_\_\_

\_\_\_\_\_

Varies ENGINEERING FEE

\_\_\_\_\_

\_\_\_\_\_

Separate check, payable to:  
TOWN OF NEW WINDSOR

Date to:  
COMPTROLLER

\$250.00 per unit (\*\*) RECREATION FEE

\_\_\_\_\_

\_\_\_\_\_

\*\* The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

SPECIAL PERMIT



Permit Fee \$ 150.00

Ins. Fee \$ 2.50

Total Rec'd \$ 152.50

Check or M.O. No. 17530

Liability Insurance

Policy No. SMP1688078 Expiring 4/3/88

Disability Benefit Coverage

Policy No. 2065 72-1

**HIGHWAY WORK PERMIT**

SH No. 9033

Est. Compl. Date 10/15/87

Permit No. 08-87-0139

Deposit Rec. for \$ 2,500.00

Check or M.O. No. 17531

Dated April 11, 1987

or

\$

Permittee Pleasant Acres Nursery, Inc.

Address 151 Windsor Hwy.

City New Windsor, State NY Zip 12550

Chargeable to Bond No. \_\_\_\_\_

or Undertaking on File

Workmen's Compensation

Policy No. \_\_\_\_\_

**BILLING ADDRESS IF DIFFERENT THAN MAILING ADDRESS**

(Complete only if different from above.)

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**RETURN BOND OR DEPOSIT (MADE PAYABLE TO)  
AND MAILED TO:**

(Complete only if different from Permittee)

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Under the provisions of the Highway Law or Vehicle & Traffic Law permission is hereby granted to the permittee to New entrance/exit. See attached plans. Concrete curb to be placed in accordance with the changes shown in red. All work to be coordinated with the State Contractor for D500321. All disturbed areas within State ROW are to be topsoiled, seeded, and mulched. No trees, within the State ROW over 6" DBH are to be removed without prior permission from this office.

\_\_\_\_\_ in the county of ORANGE as set forth and represented in the attached application; at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations, whether general or special, and methods of performing work, in any; all of which are set forth in the application and form part of this permit.

Dated at POK, N.Y.  
Date Signed 5/6/87

Commissioner of Transportation

By HJ Mignogna

**THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED, SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK IS STARTED.**

Work authorized by this Permit was completed on (Date) \_\_\_\_\_

Date \_\_\_\_\_

**AUTHORIZED AGENT (IF ANY)**

**Work authorized by this Permit has been satisfactorily completed and is accepted.**

Date \_\_\_\_\_

RESIDENT ENGINEER

**The Regional Office will forward this form to the Main Office with the appropriate box checked.**

☐ Refund of Deposit on this Permit is authorized.

☐ Return of Bond furnished for this Permit is authorized.

☐ Amount charged against Blanket Bond for this permit may be cancelled.

☐ Retain Bond for future permits.

Date \_\_\_\_\_

### REGIONAL TRAFFIC ENGINEER

The Issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized. The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or distributed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation. Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.



Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

(This is a two-sided form)

Date Received 1-21-87  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date Approved 4-24-87  
Fees Paid 25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project PLEASANT ACRES NURSERY, INC. - SHEPARD
2. Name of applicant PLEASANT ACRES NURSERY, INC. Phone (914) 561-0113  
Address 151 WINDSOR HIGHWAY, NEW WINDSOR, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record APPLICANT Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan ELIAS D. GREVAS, L.S. Phone (914) 562-8667  
Address 33 QUASSACK AVE, NEW WINDSOR, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the EAST side of WINDSOR HIGHWAY  
(Street)  
300 ± feet NORTH  
(direction)  
of UNION AVE.  
(Street)
7. Acreage of parcel 2.36 ±
8. Zoning district NC & R-4
9. Tax map designation: Section 9 Block 1 Lot(s) 25.222  
Part of
10. This application is for the use and construction of NURSERY PRODUCT SALES
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name \_\_\_\_\_
12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

FOR OFFICE USE ONLY:

Schedule \_\_\_\_\_ Column \_\_\_\_\_ Number \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating that the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

21st day of January, 1987. Bruce D. Williams  
Applicant's Signature  
Donna J. LaPierre  
Notary Public Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

DONNA J. LAPIERRE  
Notary Public, State of New York  
Residence on Appointment  
Orange County  
Commission Expires January 31, 1989

\_\_\_\_\_ being duly sworn, deposes and says that he resides  
\_\_\_\_\_ in the  
(Owner's Address)  
county of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_ of the \_\_\_\_\_  
(Official Title)  
Corporation which is the owner in fee) of the premises described in the foregoing application  
and that he has authorized \_\_\_\_\_ to make the foregoing application for special use approval as described herein.

Sworn before me this.

\_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
NEWBURGH, NY 12550

Albert E. Dickson  
Regional Director

Franklin E. White  
Commissioner

APRIL 22, 1987

TOWN of NEW WINDSOR  
PLANNING BOARD  
555 UNION AVE  
NEW WINDSOR, N.Y. 12550

RE: ACCESS DRIVE Rt 32  
PLEASANT ACRES NURSERY.

Dear Sir:

We have reviewed this matter and please find our comments checked below:

- ☒ A Highway Work Permit will be required
- ☒ No objection
- ☐ Need additional information ☐ Traffic Study
- ☐ Drainage Study
- ☒ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:  
PLANS & APPLICATIONS PRESENTLY IN THE Poughkeepsie  
REGIONAL OFFICE FOR ISSUANCE OF PERMIT.

Very truly yours,

for W. Elgee  
Donald Greene  
C.E. I Permits  
Orange County

DG/dn

4. Purchaser shall have the right of refusal to purchase the remaining 2.2 acre ~~commercial~~ parcel retained by the Sellers that has frontage on Rte. 32 and lies between the lands conveyed herein and the lands of Sarinsky.\* Purchaser shall send notice of intent to sell to owner on the then current tax rolls by Certified Mail, Return Receipt Requested and such offer shall be effective for thirty days after mailing. In the event the Purchaser does not exercise his right of first refusal to purchase the 2.2 acre parcel, the Purchaser will execute a Quit-claim Deed in recordable form releasing his right of first refusal and Grantor shall be authorized to record this document in the Orange County Clerk's Office. \*Such right shall arise upon receipt by the Seller of a bona fide offer to purchase the same, a copy of which will be sent to the purchaser. The deed of conveyance herein will contain language granting such right of first refusal.

5. Seller shall have the right to remove the greenhouse, private poles, personal equipment, refrigerator, wood stove, from the time of closing of title to a time that is ninety (90) days after the closing of title or August 1, 1986, whichever is later. During the said time the Seller reserves all rights to occupy and use the store and adjacent property that is currently being used by the Seller in his business. The Purchaser shall have the right to use a portion of the store for a sales and construction office. Purchaser agrees that its use of the building shall not interfere with the Seller's use of the building. See Paragraph 14.

6. The Purchaser shall have the right to draw water from the well on the lands being reserved by the Seller until such time as municipal water is available to the subject premises. The right to draw water shall not be incorporated in any Deeds, however, this clause shall survive delivery of the Deed. The water shall only be used for normal uses ie. bathroom sinks, light flower watering, etc. This right shall expire two years from the date of closing. Purchaser shall be responsible for maintenance of the portion of the water line that is located on his property.

\* 7. The Seller hereby reserves the right to gain access to his place of business for all purposes over the lands to be conveyed to the Purchaser until such time as the Department of Transportation of the State of New York approves necessary curb cuts that will allow the Seller to construct a driveway exclusively for the use of the Seller on the lands to be retained by the Seller. The right to use the existing driveway over the lands of the Purchaser shall not be incorporated in any Deed, however, this Paragraph shall survive delivery of the Deed. This right shall expire two years from the date of closing.

8. That upon the sale or transfer of the within described premises, the entire Note and Mortgage herein and accumulated interest shall become due and payable.

9. That Purchaser shall pay the sum of \$150.00 to the Seller's attorney at the time of closing for preparation of the Note and Mortgage.

Mr. Jones: I like the cluster owned by the property owner.

Mr. Reynolds: Yes.

Mr. McCarville: Cluster plan.

Mr. Lander: Cluster.

Mr. Scheible: I stand alone then.

Mr. Rones: On the control of the green space the ordinance says such that the Town Board and Town attorney shall approve so I think you have got to run that past Tad Seaman.

Mr. Grevas: Thank you.

JEN MOTEL INC. ((87-4))

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Scheible: The only disapproval I see in here is from the Fire Prevention Board it is felt the inner circle is too small for fire fitting apparatus should a fire get out of control it would be impossible to remove fire apparatus.

Mr. Kennedy: This is the existing Fonte's Motel Route 9W just north of the intersection with River Road. The existing units are these units here with an attached office area existing swimming pool and the units here we are proposing 15 units along this here and 6 with this inner drive 25 feet wide going around and using the existing entrances onto 9W now the Fire Bureau says I would assume because of the shape of it swinging fire apparatus around we'd have to modify the shape of that. I'd have to go to Bobby on what he feels is proper.

Mr. Mc Carville: You are proposing 15 units here and there is an existing structure that is going to be taken out and expanding the drive to go around and out.

Mr. Scheible: There seems to be major problems here in the engineer's report. I will read it for the record. The third one is the most important.

Mr. Reynolds: In view of the remarks here should we go ahead I don't think there is any use in reviewing this.

Mr. Scheible: Not until these questions are answered. I don't think this is anything we can review tonight this is a lot of defining here. So we will just shelve this for right now.

Mr. Kennedy: Thank you.

PLEASANT ACRES SITE PLAN (87-5) Apr 8, 1987

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: Based on some questions that Mark asked earlier last couple of days I surmised some things that may come up on the comments so I made some revisions to the plans. My estimation the comments have been answered. As you will notice or as you will remember this is the moving of the Pleasant Acres operation down to the property that was cut off of the larger piece next to the proposed mini warehouse site. The entrance is to the State highway is shown and the proposed building and shop as well as some future building and some future displays for plants it is the same business just moving down the street a little bit. The property has a sanitary system on it it was already in use for the storage building area and we want to use that since we are only adding one toilet in the office area use that system until such time as sewers become available to this property. What I could gather the district boundary of an extension to the sewer district 12 is just to the south of this it butts up against this so at some time I suspect they will probably bring a line up 32.

Mr. Edsall: That is proposed sewer district 24 hopefully a public hearing within the next couple months.

Mr. Grevas: Ok, we have shown the sanitary system also the water connection out to the west side to bore under 32 to get to the water line on the west side of 32 other than that I think the plan is pretty much self explanatory.

Mr. Mc Carville: You have actually more than 36,000 square feet but the balance is in a PIO zone. I see no problem with it.

Mr. Grevas: We have made contact with the State Highway Department we haven't received a reply we know we have to get a permit.

Mr. Scheible: The water superintendent has approved. Mr. Masten, Sanitary Superintendent has no information regarding waste disposal.

Mr. Grevas: That is the one I heard about that is why I added the sanitary system.

Mr. Scheible: Ok, that has been corrected. The Bureau of Fire Prevention has approved the site plan. So the only one missing is DOT.

Mr. Grevas: Correct.

Mr. Mc Carville: You have an existing curb cut there anyway don't you?

Mr. Grevas: Not in the new position. I don't know if you remember when we did the subdivision pain we showed ingress and egress on the site subject to a meeting with Don Green he suggested we go to a new entry which I have done we just haven't received permit yet. I'd like to ask if I can get approval without being signed until I get that permit and bring it in. We are building a pole building they want to get started on it and I'd like to ask Mike tonight if it would be all right to dig the holes to put the poles in while we are getting the highway work permit to get started.

Mr. Scheible: Since we have been looking at this site for the last few months I can't really see too much problem with that.

Mr. Mc Carville: I think it will be conditional upon the DOT.

Mr. Jones Condition 1, not subject to.

Mr. Scheible: How big?

Mr. Grevas: 40 by 40.

Mr. Mc Carville: "That the Planning Board of the Town of New Windsor approve Pleasant Acre Site Plan under the condition they receive DOT approval."  
Seconded by Mr. Jones and approved by the Board.

Roll Call:	MR. JONES	AYE
	MR. REYNS	AYE
	MR. LANDER	AYE
	MR. MC CARVILLE	AYE
	MR. SCHEIBLE	AYE

Mr. Grevas: Do we have the permission to put the poles in?

Mr. Scheible: Yes.

#### YWCA SITE PLAN (87-12)

Mr. Cornacchini came before the Board representing this proposal.

Mr. Cornacchini: Basically what this is is a updating of previous approved site plan as part of a copy I have here showing a further addition onto the original YWCA which was supposed to go in this general area and shown much larger than actually what we are proposing at this stage and possibly in the near future or in the future in general it might again also enlarge again to roughly the size it was originally approved. At this stage now we are asking for a revision to add a 6,000 roughly plus or minus square foot addition. Basically in the building it will be exercise rooms and meeting rooms. A copy of the plan which wasn't part of the submittal is under this drawing here. What is shaded here is the existing facility, which is the swimming pool itself and some locker rooms and lobby and one office and the idea is to add some facilities for the membership that would allow for future exercise room multi-purpose room and dividable meeting rooms as well as more offices. They are near busting at the seams as far as the facilities as well as enlarging the locker facilities to include a new mens facility combining the existing mens and womens facility. The 6,000 square feet is the new addition going in the back which is represented on our plan by the darker square shaped building.

Mr. Reyns: What type building is that going to be?

Mr. Cornacchini: For the matter of economics pre-engineered building. This back area is almost into the hillside it be very obscured from the road, the road is way over here and the trees and grading that is obscuring the whole back area and not until the future addition that might come about, that would then come closer to the road and that would also hide the addition also for the matter of economics and what the YWCA can afford it would have to be a pre-engineered building.

Mr. Reyns: How big is the building I didn't see it?



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
*Associate*

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Pleasant Acres Nursery Site Plan  
PROJECT LOCATION: Route 32 North  
NW #: 87-5  
8 April 1987

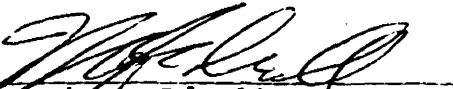
1). The Applicant has submitted a Site Plan for review which involves the further development of Lot #1 of the Pleasant Acres Nursery Subdivision (previously approved by the Board).

2). The proposed improvements appear to comply with the bulk table requirements of the NC Zone. Site improvements (parking, drainage, free-standing sign, entrance) all appear to be acceptable from an engineering standpoint.

3). The proposed highway entrance will require New York State Department of Transportation approval and a Highway Construction Permit.

4). The Plan should include information with regard to sewer and water services, exterior lighting and other landscaping, as applicable.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Pleasant Acres Nursery, Inc.

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 April 1987.

*RFR*  
*23 April 87*  
The site plan or map was approved by the Bureau of Fire Prevention.

*sw*  
The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

A 20 foot paved drive should be constructed to allow access to buildings. Future greenhouse and future slatted roof plant display structure is not being approved or condiseder at this time.

*Twenty (20) foot unpaved drive to be paved.*

SIGNED:

*Richard Hotaling*  
CHAIRMAN

BUILDING INSPECTOR, P.B. ENGINEER,

WATER, SEWER, HIGHWAY REVIEW FORM:  
New map  
4-16-87

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Elias D. Grevas L.S. for the building or subdivision of

Pleasant Acres Nursery has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

water is available on Rt 32 - Contact  
water Dept. before excavation & tap -

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, HIGHWAY REVIEW FORM:

new map  
4-16-87

The maps and plans for the Site Approval ☒  
Subdivision \_\_\_\_\_ as submitted by

Elian Grevas for the building or subdivision of

Pleasant Acres Nursery, Inc. has been

reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman R. Masten Jr.  
SANITARY SUPERINTENDENT

April 16, 1987  
DATE



555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## SITE PLAN APPROVAL

PLEASANT ACRES NURSERY, INC.

✓ The site plan or map was approved by the Bureau of Fire Prevention.

\_\_\_\_\_ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

**SIGNED:**

CHAIRMAN

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Elias D Grevas L.S. for the building or subdivision of

Pleasant Acres Nursery Inc. has been

reviewed by me and is approved L

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

water is available either on  
union Ave or Rt. 32 —

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

✓ Steve Bidu  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by

Elias Grevas L.S. for the building or subdivision of  
Pleasant Acres Nursery, Inc. has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓ \_\_\_\_\_.

If disapproved, please list reason.

No information regarding waste disposal

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

L. Martin Jr.  
SANITARY SUPERINTENDENT

January 30, 1987  
DATE



# PLEASANT ACRES NURSERY



QUALITY PLANT MATERIAL AND LANDSCAPING SINCE 1927  
AMERICAN ASSOCIATION OF NURSERYMEN  
MEMBER NEW YORK STATE NURSERYMEN'S ASSOC. AND TRI-COUNTY NURSERYMEN'S ASSOC.

INNIS WILLIAMS, Jr., President  
BRUCE WILLIAMS, Vice-President  
MARIE L. WILLIAMS, Secretary-Treasurer

151 WINDSOR HIGHWAY  
NEWBURGH, N. Y. 12550  
TEL. (914) 561-0113

January 21, 1987

Planning Board  
Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12550

Gentlemen:

Enclosed please find the site plan and application for the construction of our new greenhouse, office and sales area. This plan was originally incorporated into the sub-division proposal in error and is now proposed to you as a separate site plan.

Due to the length of time it has taken for the preparation of the site plan and getting on the Planning Board agenda I am requesting your approval for a building permit to be issued to start the construction of the greenhouse section of this project. We intend to proceed with the normal course of action taken for the site plan approval. I find it imperative to make such a request at this time so that I can continue my present business. Under the terms of my contract with Mr. Redl I have until March 24, 1987 to vacate our present structures and remove the greenhouses. Since the transfer of title occurred during the winter months I have no place to put the plants for the 1987 selling season that are currently growing in our greenhouse. They will require protection under cover until mid May.

Thanking you in advance for your consideration of this matter. I look forward to hearing from you soon.

Sincerely,

*Bruce Williams*

Bruce L. Williams, Pres.

Pleasant Acres Nursery, Inc.

# ZONE BULK TABLE

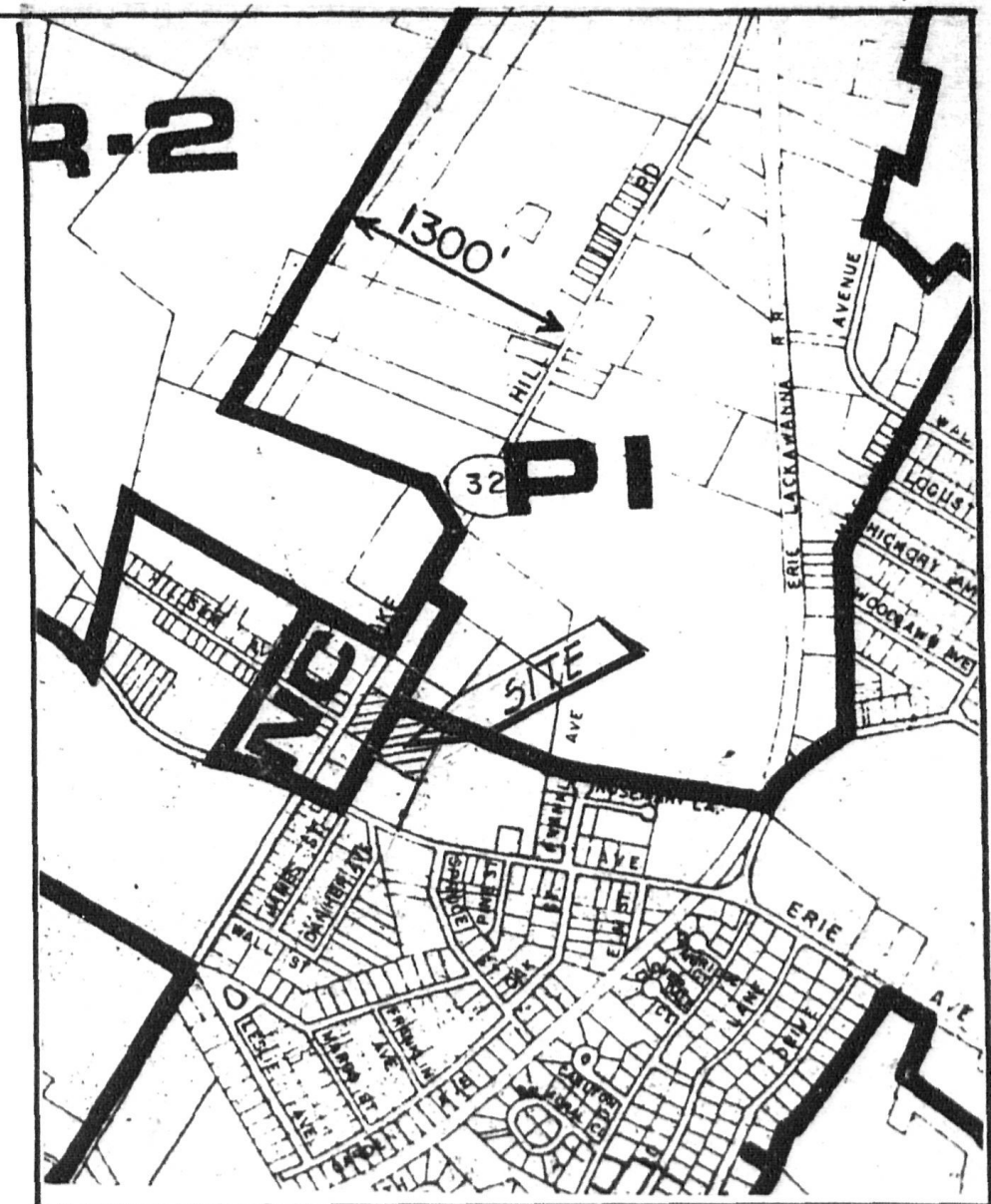
\*Use: Retail Stores & Banks

	Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard
Required:	10,000 SF	100'	40'	15'/35'	15'
Provided:	36,780+SF**	183.9'	107'	20'/80'	265'+***
	Min. St. Frontage	Max. Bldg. Height	Floor Area Ratio		
Required:	N/A	35'	1		
Provided:	183.9	25'	0.16		

\* Requires Site Plan Approval by the Planning Board

\*\* In NC Zone

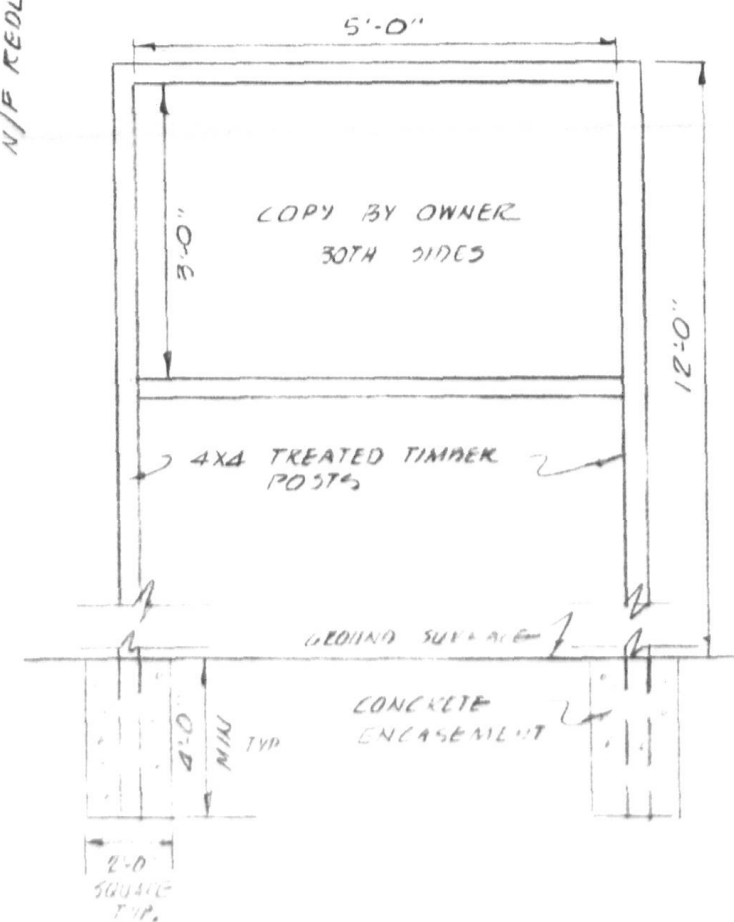
\*\*\* To Property Line (existing building)



LOCATION PLAN 1"=1,000'

## NOTES

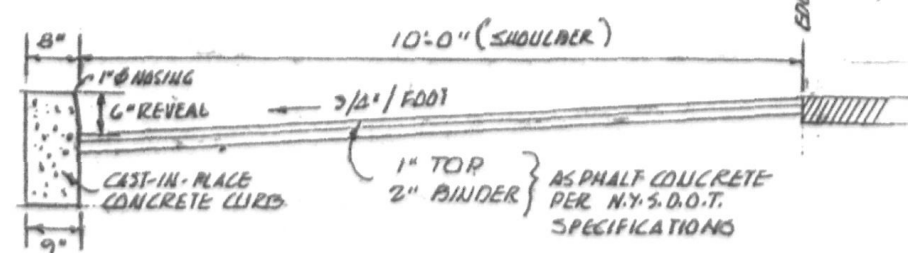
- Being a proposed development of a portion of lands shown on the Town of New Windsor Tax Maps as Section 9, Block 1, Lot 25.222.
- The site is also identified as Lot No. 1 on a Map entitled "Plan for Pleasant Acres Nursery, Inc., Minor Subdivision and Lot-Line Change", said Map having been filed in the Orange County Clerk's Office on 15 December 1986 as Map No. 8011.
- APPLICANT: Pleasant Acres Nursery, Inc.  
151 Windsor Highway  
New Windsor, N.Y. 12550
- TOTAL PARCEL AREA: 2.36± Acres
- PROPERTY ZONE(S): NC, R-4
- PROPOSED WATER SUPPLY: TOWN WATER DIST. 5  
SANITARY SEWAGE DISPOSAL: EXISTING SUBSURFACE
- Boundary data shown is from a field survey completed on 7 November 1986.
- Topographic data shown is from information supplied by the owner, including a topographic survey performed by Eustance & Horowitz engineers on 2 February 1971.
- Unauthorized addition or alteration to this plan is a violation of Section 7209(2) of the N.Y.S. Education Law.



FREE-STANDING SIGN  
NO SCALE

## SITE PLAN

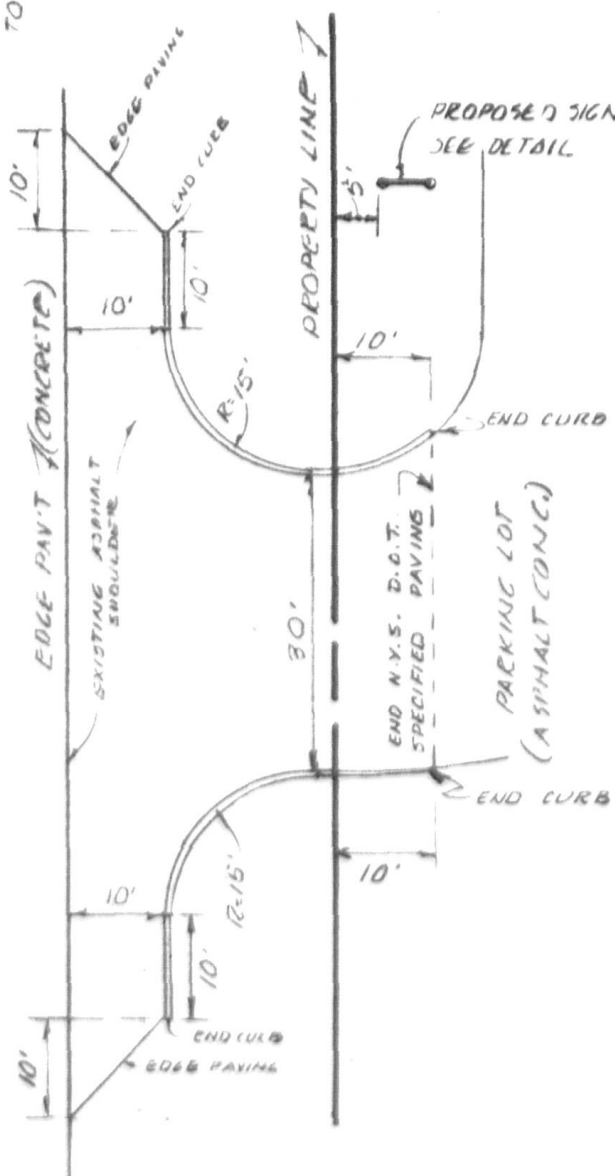
1"=50'



HIGHWAY CURB & SHOULDER DETAIL  
NO SCALE

## HIGHWAY ENTRANCE DETAIL

1"=20'



ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUASSACK AVENUE  
NEW WINDSOR, NEW YORK 12550

PLAN FOR:

PLEASANT ACRES NURSERY, INC.

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

DATE	DESCRIPTION
4/7/87	IDENTIFIED EXISTING & PROPOSED
4/15/87	REVISED HIGHWAY ENTRANCE DETAIL
4/15/87	REVISED HIGHWAY ENTRANCE DETAIL

Drawn: JH	Checked: JH
Scale: As shown	Date: 16 Jan 1987
Job No: 86-099	

SITE PLAN

